

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Enumclaw Plateau / 40

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 199

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$91,400	\$182,100	\$273,500	\$287,100	95.3%	10.00%
<b>2003 Value</b>	\$95,500	\$188,900	\$284,400	\$287,100	99.1%	10.04%
<b>Change</b>	+\$4,100	+\$6,800	+\$10,900		+3.8%	+0.04%
<b>% Change</b>	+4.5%	+3.7%	+4.0%		+4.0%	+0.40%

\*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$103,100	\$180,100	\$283,200
<b>2003 Value</b>	\$107,800	\$186,800	\$294,600
<b>Percent Change</b>	+4.6%	+3.7%	+4.0%

Number of one to three unit residences in the Population: 3366

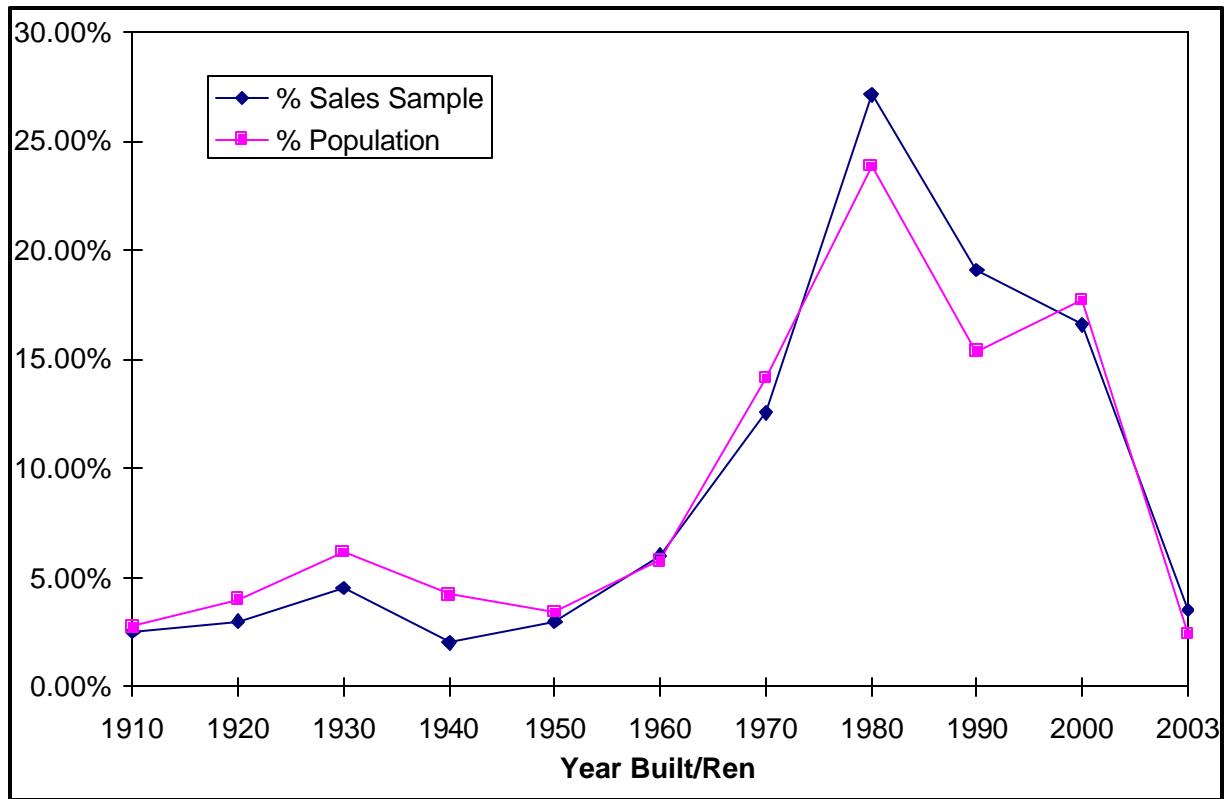
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that this area required minimal adjustments in order to improve the uniformity of assessments throughout the area. Several individual and combination variables were attempted in a formula analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for all properties throughout this area. It was determined that an adjustment-based analysis would provide the most significant results while maintaining equalization and equity among the properties.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

## **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	5	2.51%
1920	6	3.02%
1930	9	4.52%
1940	4	2.01%
1950	6	3.02%
1960	12	6.03%
1970	25	12.56%
1980	54	27.14%
1990	38	19.10%
2000	33	16.58%
2003	7	3.52%
	199	

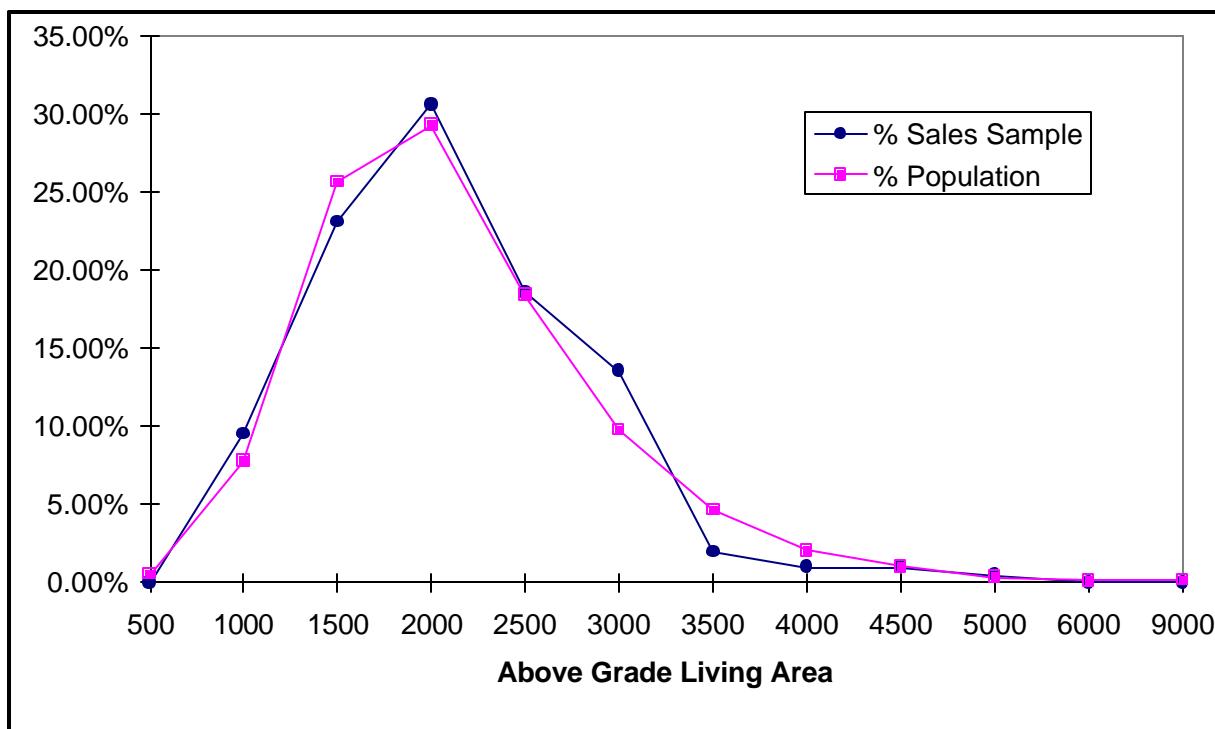
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	93	2.76%
1920	135	4.01%
1930	208	6.18%
1940	142	4.22%
1950	116	3.45%
1960	195	5.79%
1970	476	14.14%
1980	804	23.89%
1990	518	15.39%
2000	597	17.74%
2003	82	2.44%
	3366	



The sales sample frequency distribution follows the population distribution closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

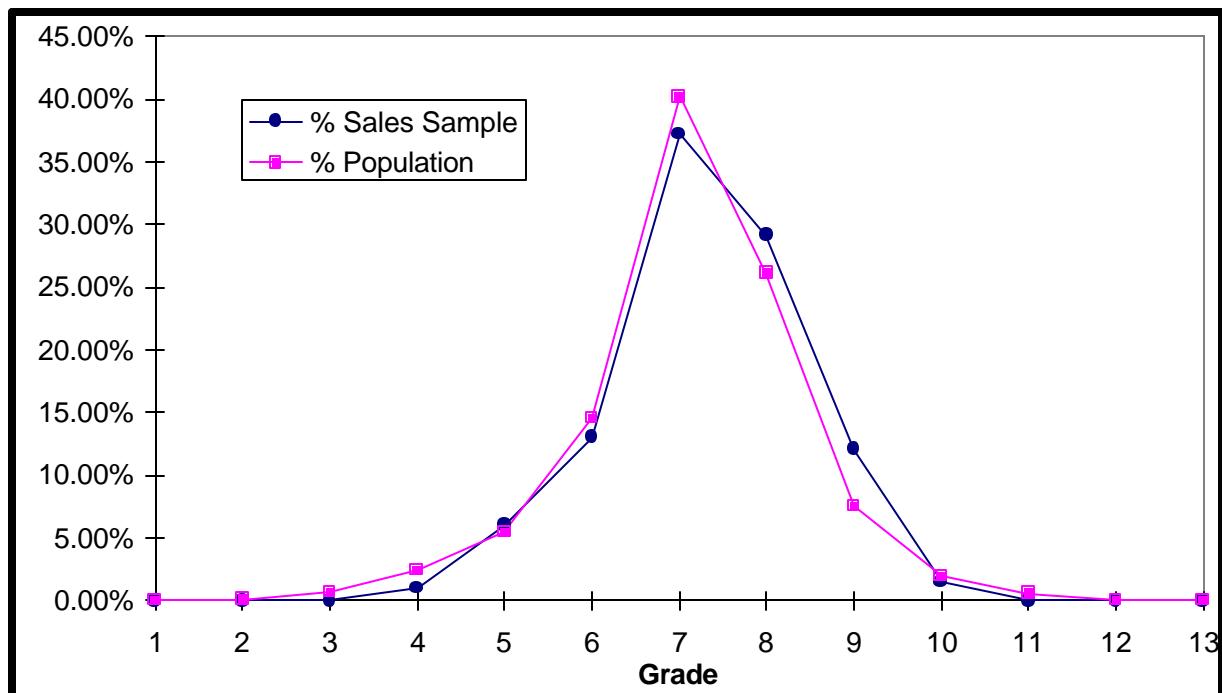
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	20	0.59%
1000	19	9.55%	1000	262	7.78%
1500	46	23.12%	1500	864	25.67%
2000	61	30.65%	2000	987	29.32%
2500	37	18.59%	2500	620	18.42%
3000	27	13.57%	3000	329	9.77%
3500	4	2.01%	3500	158	4.69%
4000	2	1.01%	4000	69	2.05%
4500	2	1.01%	4500	35	1.04%
5000	1	0.50%	5000	12	0.36%
6000	0	0.00%	6000	4	0.12%
9000	0	0.00%	9000	6	0.18%
	199			3366	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

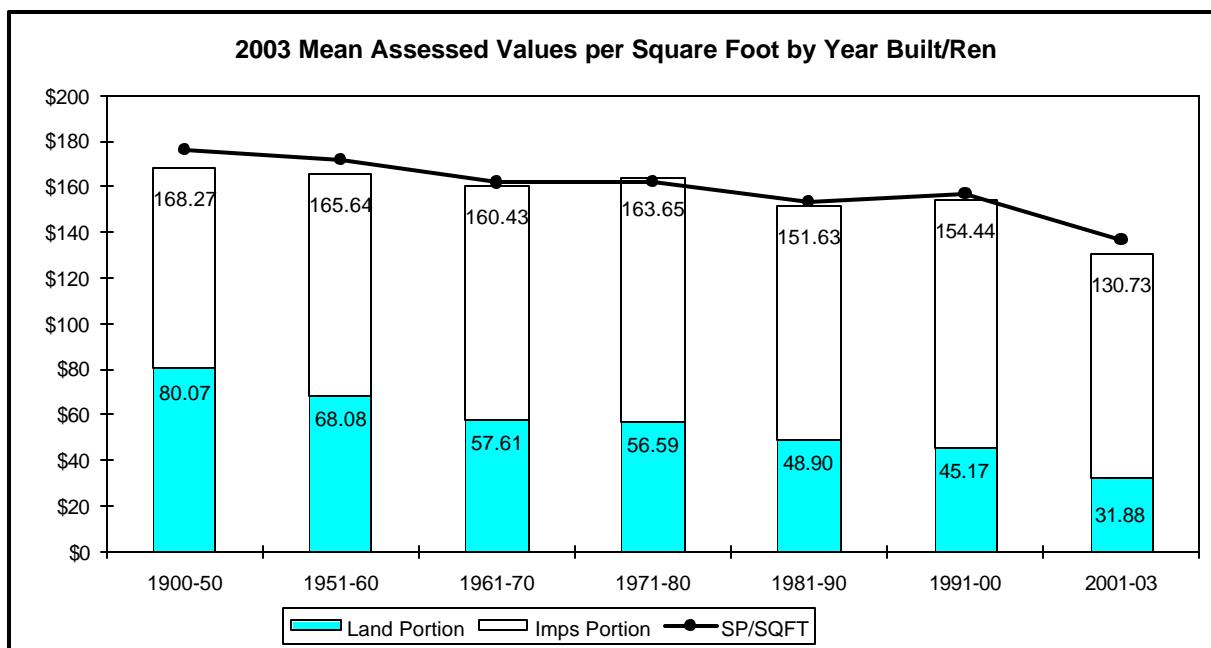
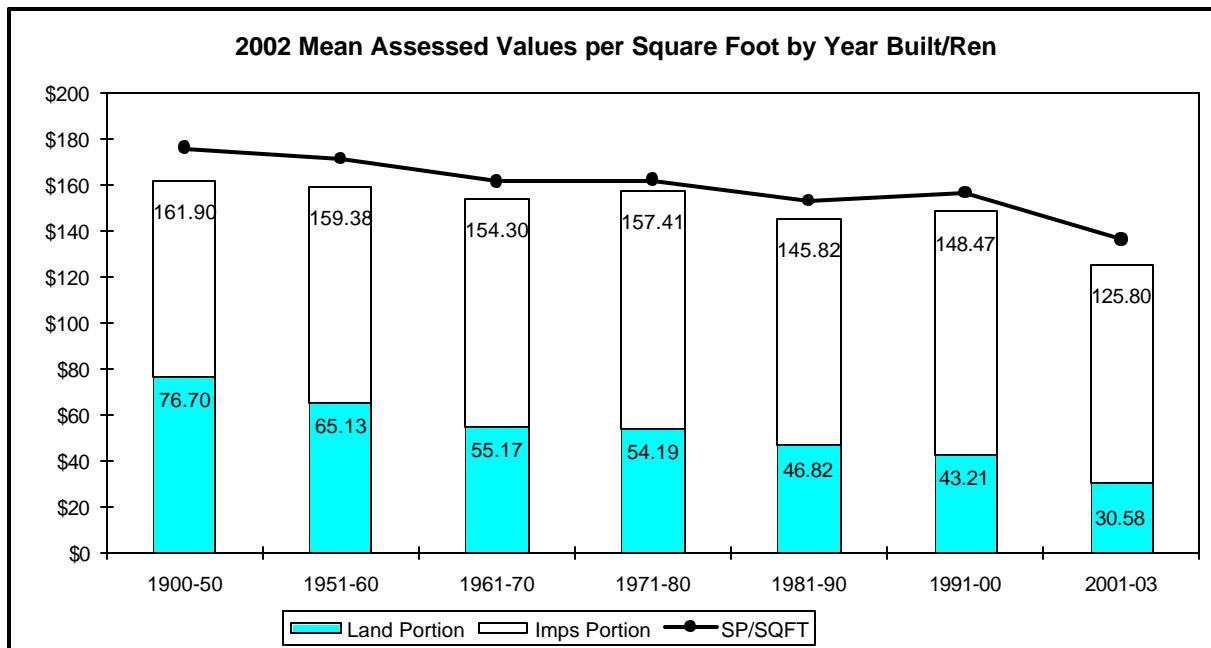
## **Sales Sample Representation of Population – Building Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	2	0.06%
2	0	0.00%	2	5	0.15%
3	0	0.00%	3	23	0.68%
4	2	1.01%	4	82	2.44%
5	12	6.03%	5	184	5.47%
6	26	13.07%	6	490	14.56%
7	74	37.19%	7	1353	40.20%
8	58	29.15%	8	879	26.11%
9	24	12.06%	9	255	7.58%
10	3	1.51%	10	68	2.02%
11	0	0.00%	11	20	0.59%
12	0	0.00%	12	3	0.09%
13	0	0.00%	13	2	0.06%
	199			3366	



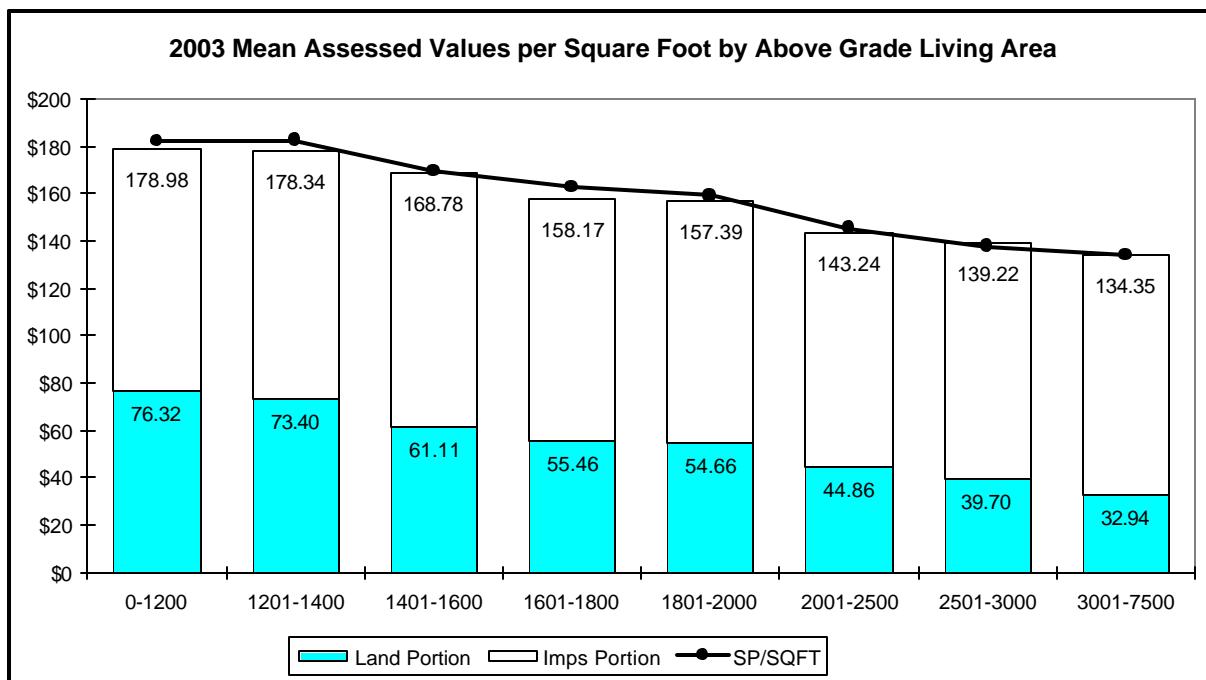
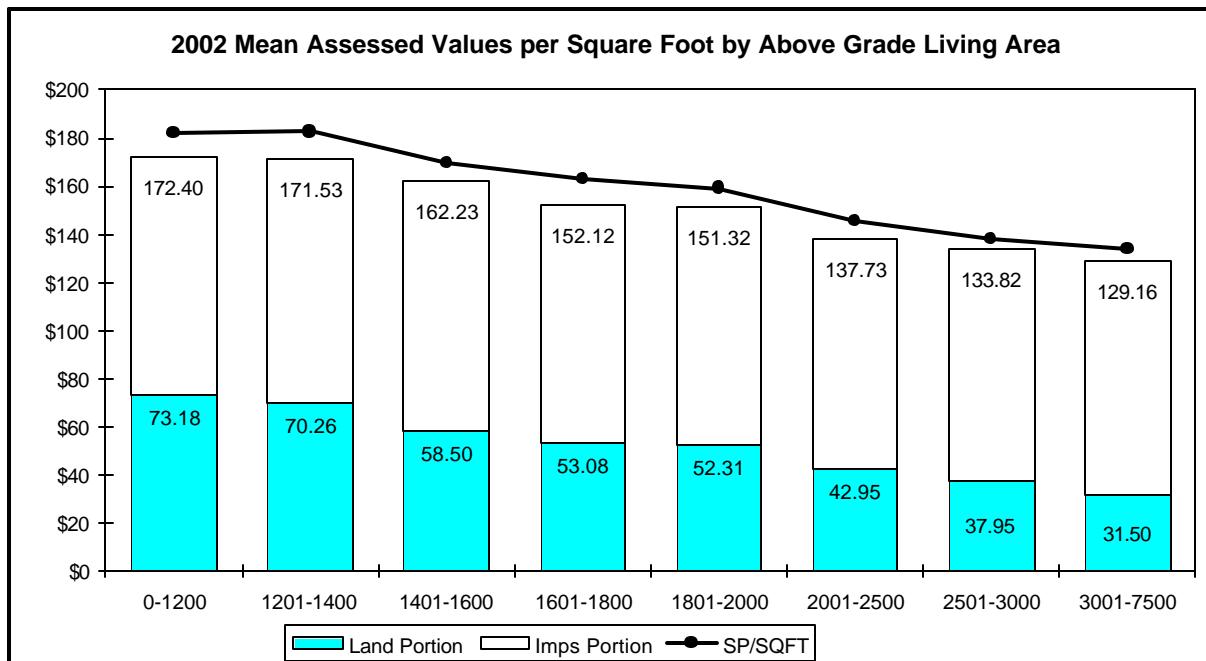
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated**



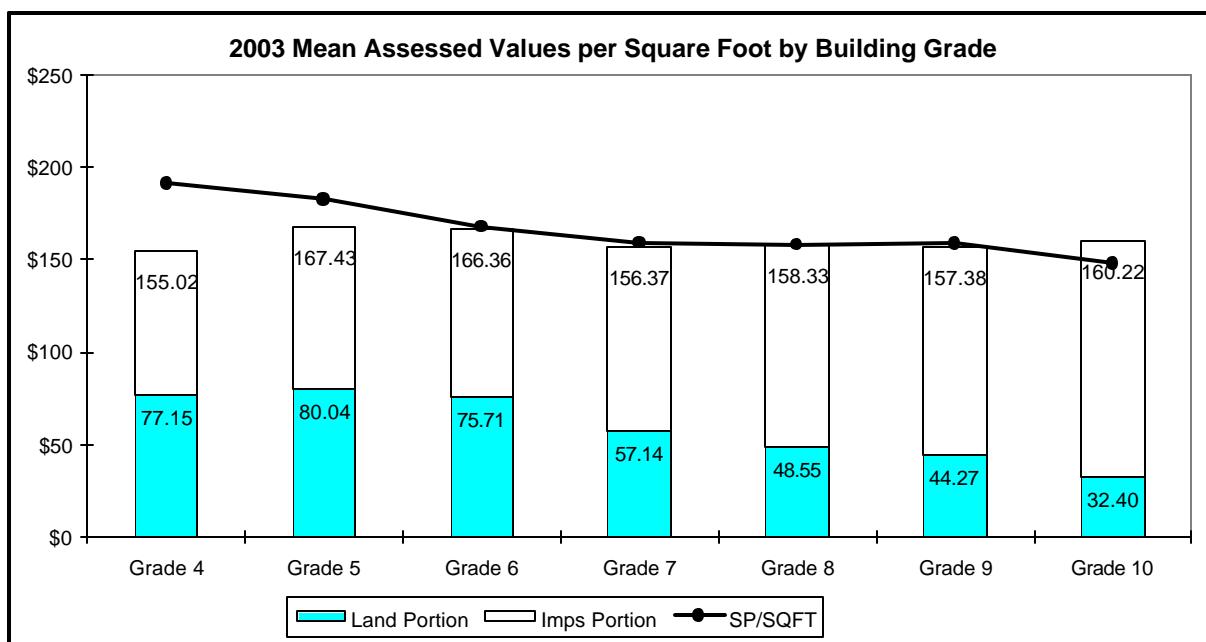
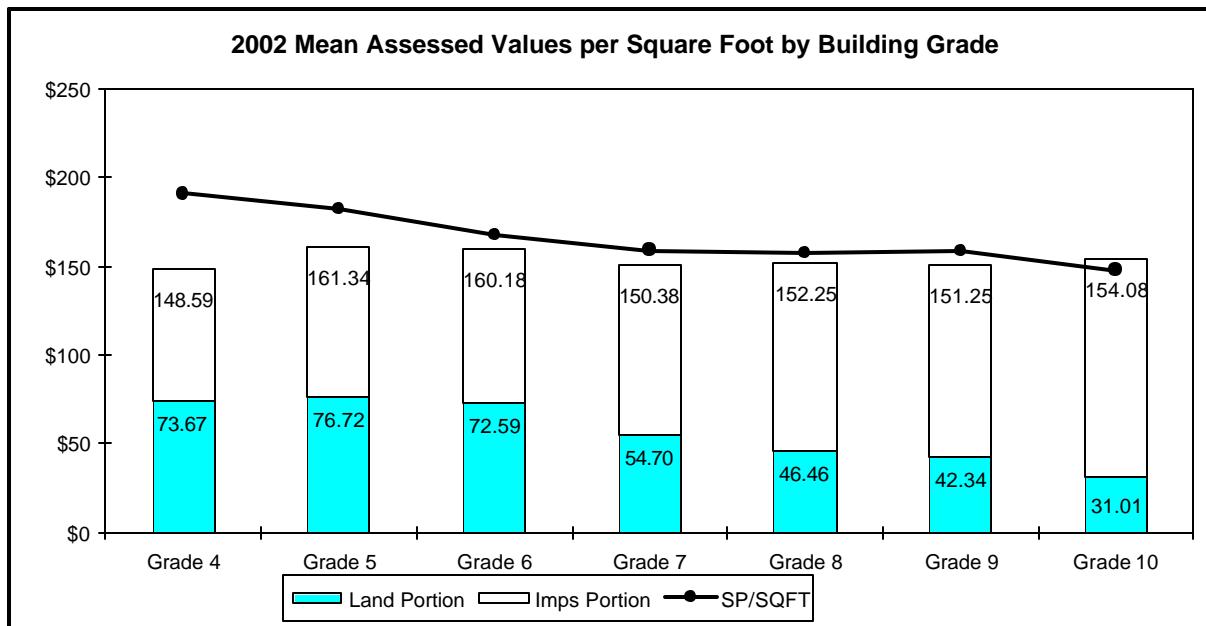
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. The sales sample for grade 4 & 5 homes contain only 14 sales representing just 5.3% of that strata. The sales for this strata are not significant enough to apply an adjustment to all grade 4 and 5 homes. Likewise, there are only three grade 10 homes in the sales sample.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the 51 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 199 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that this area required minimal adjustments in order to improve the uniformity of assessments throughout the area. Several individual and combination variables were attempted in a formula analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for all properties throughout this area. It was determined that an adjustment-based analysis would provide the most significant results while maintaining equalization and equity among the properties.

The derived adjustment formula is:

$$2003 \text{ Total Value} = (2002 \text{ Land Value} * 1.05) + (2002 \text{ Improvement Value} * 1.04)$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Total Value} = 2003 \text{ Land Value plus } 2003 \text{ Improvement Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.037) rounded down.

\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.037).

\*If vacant parcels (no improvement value) only the land adjustment applies.

\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)

\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.037, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and After” comparison graphs appear earlier in this report.

## **Area 40 Annual Update Model Adjustments**

**2003 Total Value = (2002 Land Value x Adjustment) + (2002 Improvement Value x Adjustment)**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

<b>Land Adjustment</b>
% Adjustment
5.0%
<b>Improvement Adjustment</b>
% Adjustment
4.0%

### **Comments**

This area did not require specific variable adjustments. As a result, more general land and improvement adjustments will be applied, resulting in an overall area increase.

(Previous Land x 1.05) + (Previous Improvement Value x 1.04) = New 2003 Assessed Value Total.

## Area 40 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.1.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
4	2	0.777	0.884	13.8%	0.623	1.144
5	12	0.887	1.009	13.8%	0.950	1.067
6	26	0.952	0.987	3.6%	0.952	1.022
7	74	0.946	0.980	3.7%	0.957	1.003
8	58	0.960	0.996	3.7%	0.971	1.020
9	24	0.958	0.994	3.7%	0.947	1.041
10	3	1.029	1.068	3.8%	0.818	1.318
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	22	0.900	0.962	6.9%	0.916	1.009
1951-1960	12	0.957	1.015	6.0%	0.946	1.083
1961-1970	24	0.964	1.000	3.6%	0.944	1.055
1971-1980	54	0.972	1.009	3.8%	0.986	1.032
1981-1990	41	0.952	0.987	3.7%	0.955	1.018
1991-2000	39	0.949	0.984	3.7%	0.958	1.011
>2000	7	0.930	0.964	3.7%	0.884	1.045
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Average	104	0.953	0.989	3.8%	0.971	1.007
Good	78	0.955	0.996	4.3%	0.972	1.020
Very Good	17	0.936	0.988	5.6%	0.936	1.040
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	133	0.965	1.005	4.2%	0.989	1.022
1.5	24	0.915	0.951	4.0%	0.906	0.997
2	42	0.942	0.978	3.8%	0.953	1.002

## Area 40 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.1.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

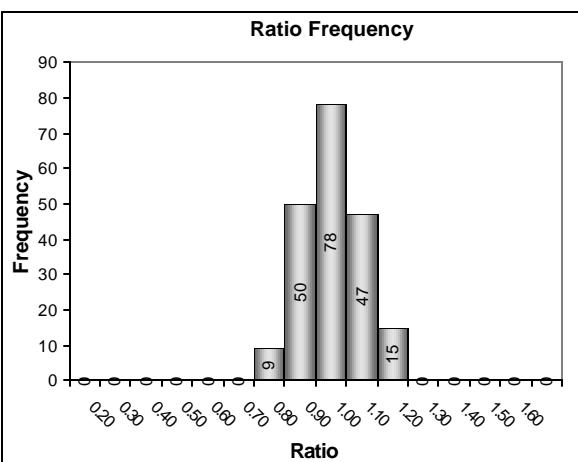
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801	3	0.822	0.936	13.9%	0.721	1.151
801-1000	16	0.939	1.014	7.9%	0.971	1.057
1001-1500	46	0.941	0.982	4.3%	0.953	1.011
1501-2000	61	0.954	0.989	3.7%	0.966	1.013
2001-2500	37	0.947	0.982	3.7%	0.949	1.015
2501-3000	27	0.972	1.008	3.7%	0.962	1.054
3001-4000	6	0.960	0.996	3.8%	0.899	1.093
4001-5000	3	0.976	1.014	3.8%	0.652	1.375
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	84	0.954	0.992	4.0%	0.973	1.012
Y	115	0.952	0.991	4.1%	0.972	1.010
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	189	0.953	0.991	4.0%	0.977	1.005
Y	10	0.953	1.003	5.2%	0.921	1.084
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	147	0.954	0.992	4.0%	0.976	1.008
9	52	0.947	0.988	4.4%	0.962	1.014
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5001-10000	3	0.895	0.955	6.7%	0.931	0.979
10001-15000	6	0.914	0.946	3.5%	0.841	1.051
15001-20000	11	0.975	1.017	4.3%	0.950	1.085
20001-30000	11	0.919	0.958	4.2%	0.897	1.019
30001-43559	29	0.974	1.016	4.3%	0.976	1.055
1AC-3AC	69	0.953	0.995	4.3%	0.973	1.016
3.01AC-5AC	34	0.935	0.969	3.7%	0.938	1.000
>5AC	36	0.963	1.000	3.9%	0.961	1.040

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SE/Team 3	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 1/15/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>40 - Enumclaw Plateau</b>	<b>Appr ID:</b> CLIE	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
Sample size ( <i>n</i> ) 199 Mean Assessed Value 273,500 Mean Sales Price 287,100 Standard Deviation AV 93.795 Standard Deviation SP 98.721			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.957 Median Ratio 0.955 Weighted Mean Ratio 0.953			
<b>UNIFORMITY</b>			
Lowest ratio 0.753 Highest ratio: 1.183 Coefficient of Dispersion 8.04% Standard Deviation 0.096 Coefficient of Variation 10.00% Price Related Differential (PRD) 1.004			
<b>RELIABILITY</b>			
<u>95% Confidence: Median</u> Lower limit 0.944 Upper limit 0.975 <u>95% Confidence: Mean</u> Lower limit 0.943 Upper limit 0.970			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N</i> (population size) 3366 <i>B</i> (acceptable error - in decimal) 0.05 <i>S</i> (estimated from this sample) 0.096 <b>Recommended minimum:</b> 15 Actual sample size: 199 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 100 # ratios above mean: 99 <i>Z</i> : 0.071 <b>Conclusion:</b> <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



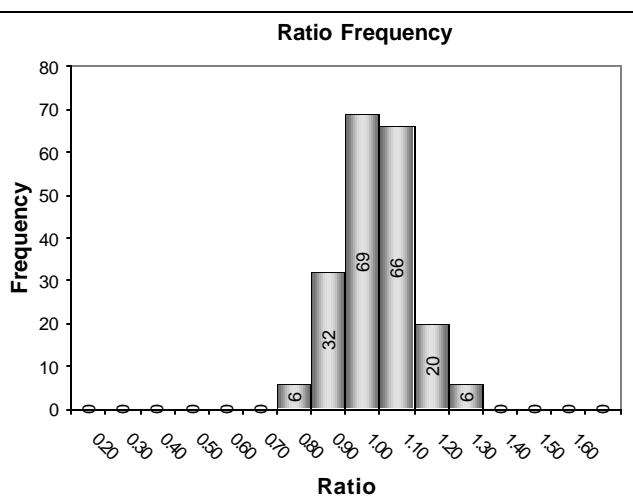
**COMMENTS:**

1 to 3 Unit Residences throughout area 40

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SE/Team 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/9/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> <b>40 - Enumclaw Plateau</b>	<b>Appr ID:</b> CLIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 199 <b>Mean Assessed Value</b> 284,400 <b>Mean Sales Price</b> 287,100 <b>Standard Deviation AV</b> 97,753 <b>Standard Deviation SP</b> 98,721			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.995 <b>Median Ratio</b> 0.993 <b>Weighted Mean Ratio</b> 0.991			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.781 <b>Highest ratio:</b> 1.234 <b>Coefficient of Dispersion</b> 8.08% <b>Standard Deviation</b> 0.100 <b>Coefficient of Variation</b> 10.04%			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.982 Upper limit 1.014			
<b>95% Confidence: Mean</b> Lower limit 0.981 Upper limit 1.008			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 3366 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.100 <b>Recommended minimum:</b> 16 Actual sample size: 199 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 102 # ratios above mean: 97 Z: 0.354 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 40

The Assessment level has been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	312007	9043	4/12/02	152000	940	0	4	1937	3	40260	N	N	47623 284TH AV SE
1	222006	9044	5/17/01	150000	770	0	5	1927	5	53590	Y	N	23003 SE 436TH ST
1	272006	9039	8/28/01	215000	820	0	5	1927	4	104979	Y	N	23103 SE 448TH ST
1	172006	9032	8/27/01	199950	860	0	5	1918	4	397702	Y	N	20511 SE 424TH ST
1	312007	9074	7/8/02	150450	880	0	5	1977	3	57063	N	N	29012 SE 477TH ST
1	122006	9066	10/29/02	170000	900	0	5	1930	4	91150	Y	N	40130 264TH AV SE
1	072007	9030	8/16/02	192000	1290	0	5	1932	4	89298	Y	N	41521 278TH WY SE
1	052006	9053	9/25/01	229950	1470	0	5	1923	4	94525	Y	N	20209 SE 384TH ST
1	322106	9027	11/27/02	150000	820	0	6	1955	4	41248	Y	N	37517 208TH AV SE
1	721550	0221	11/28/01	151000	910	0	6	1974	3	22130	N	N	38303 272ND AV SE
1	182006	9024	7/16/01	152000	920	550	6	1948	4	19800	Y	N	42610 AUBURN-ENUMCLAW RD SE
1	032006	9053	3/15/01	160500	990	0	6	1965	4	38610	Y	N	24126 SE 400TH ST
1	012006	9030	11/20/01	233950	1000	0	6	1953	5	227818	Y	N	39129 264TH AV SE
1	932610	0200	6/18/02	162000	1010	0	6	1975	4	10266	N	N	41319 214TH AV SE
1	272006	9019	10/26/01	232500	1120	0	6	1917	5	98445	Y	N	46319 244TH AV SE
1	152006	9018	4/23/01	190000	1140	0	6	1931	4	38584	Y	N	42619 244TH AV SE
1	932610	0060	4/15/02	160500	1200	0	6	1973	3	11492	N	N	41303 213TH AV SE
1	338000	0010	11/8/02	149400	1200	0	6	1977	3	15950	N	N	43812 241ST PL SE
1	721550	0274	3/12/01	127500	1200	0	6	1974	4	21548	N	N	38104 ENUMCLAW-FRANKLIN RD SE
1	182006	9023	10/16/02	230000	1220	0	6	1918	4	425581	Y	N	18307 SE 416TH ST
1	222006	9059	9/20/01	289000	1300	0	6	1947	4	425581	Y	N	23527 SE 440TH ST
1	162006	9045	7/17/02	282000	1400	0	6	1957	4	233481	Y	N	43128 218TH AV SE
1	312106	9023	4/11/02	170000	1510	0	6	1935	3	419918	Y	N	38316 188TH AV SE
1	312106	9044	8/29/02	244000	1530	0	6	1944	5	67953	N	N	37215 188TH AV SE
1	122006	9031	3/22/01	260000	1620	0	6	1921	3	252552	Y	N	41007 264TH AV SE
1	122006	9033	6/17/02	275000	1740	0	6	1919	4	104979	Y	N	41021 264TH AV SE
1	322007	9010	6/29/01	277000	1870	0	6	1927	4	220148	Y	N	47327 294TH AV SE
1	212006	9040	2/14/01	135000	1000	0	7	1930	4	11000	Y	N	22503 SE 436TH ST
1	338000	0060	6/11/01	159900	1010	0	7	1967	4	11378	N	N	43811 241ST PL SE

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	312106	9038	6/19/02	278000	1020	350	7	1964	4	78843	Y	N	38227 188TH AV SE
1	342106	9059	4/10/02	181000	1180	0	7	1974	4	41310	N	N	24224 SE 374TH ST
1	132006	9086	8/29/01	179000	1200	0	7	1963	5	37024	Y	N	41720 264TH AV SE
1	162006	9054	3/26/02	221500	1250	630	7	1965	4	25500	Y	N	21225 SE 416TH ST
1	082007	9050	9/10/01	259000	1250	1250	7	1968	3	211266	Y	N	40525 302ND AV SE
1	342106	9118	3/15/01	189000	1280	0	7	1996	3	37373	N	N	24225 SE 376TH ST
1	092006	9075	5/9/02	315000	1288	0	7	1999	3	211701	N	N	21418 SE 416TH ST
1	032006	9076	7/9/02	280000	1290	350	7	1977	4	87120	Y	N	38722 239TH PL SE
1	606100	0010	5/23/02	236500	1330	900	7	1977	4	50094	Y	N	18216 SE 384TH ST
1	041909	9025	6/26/02	180000	1360	0	7	1963	4	24000	Y	N	50721 SE ENUMCLAW-CHINOOK PASS RD
1	312107	9028	5/23/01	357000	1430	630	7	1972	4	872942	Y	N	37915 292ND WY SE
1	342106	9122	4/23/01	207000	1440	340	7	1985	3	35375	N	N	38206 236TH AV SE
1	352106	9085	9/19/01	240000	1450	0	7	1992	3	68217	N	N	25005 SE 380TH ST
1	112006	9020	11/18/02	360500	1460	0	7	1925	5	220849	Y	N	40418 244TH AV SE
1	042006	9062	2/13/01	310000	1510	1370	7	1974	4	231739	Y	N	22500 SE 392ND ST
1	062006	9070	8/31/01	221000	1530	0	7	1979	3	87120	Y	N	39609 188TH AV SE
1	142240	0100	3/30/01	190500	1550	0	7	1964	3	37295	N	N	39641 226TH AV SE
1	112006	9036	5/22/01	220000	1570	0	7	1967	4	43350	Y	N	40520 244TH AV SE
1	282006	9022	11/7/02	230000	1580	0	7	1959	4	46173	Y	N	22622 SE 464TH ST
1	162006	9051	10/17/02	332000	1590	1480	7	1984	3	167270	Y	N	21209 SE 416TH ST
1	082007	9077	7/11/02	290000	1600	0	7	1968	4	214315	Y	N	29821 SE 408TH ST
1	122006	9054	10/23/02	189000	1600	0	7	1967	3	24310	N	N	27010 SE 416TH ST
1	312007	9080	11/5/01	276350	1600	800	7	1968	5	50094	N	N	47902 288TH AV SE
1	342006	9047	6/25/02	284900	1610	0	7	1959	4	196020	N	N	47023 244TH AV SE
1	342106	9049	7/8/02	293000	1610	0	7	1993	3	276170	N	N	23622 SE 372ND PL
1	052007	9005	8/20/02	325000	1620	0	7	1919	3	201682	Y	N	30009 SE 384TH ST
1	072006	9085	6/22/01	250000	1620	0	7	1987	3	187308	Y	N	19014 SE 409TH ST
1	102006	9048	12/13/01	342500	1640	0	7	1900	5	428194	Y	N	40727 244TH AV SE
1	212006	9081	9/24/02	258500	1650	0	7	1967	4	15400	Y	N	43316 212TH AV SE
1	019300	0070	10/9/02	218400	1690	0	7	1965	4	27876	Y	N	24102 SE 448TH ST

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1	052007	9112	4/20/02	242000	1700	0	7	1997	3	132858	N	N	30133 SE 398TH ST
1	222006	9166	6/6/01	198000	1710	0	7	1973	4	37000	Y	N	23307 SE 436TH ST
1	312106	9078	10/29/01	262000	1770	0	7	1973	3	217800	N	N	37829 192ND AV SE
1	352106	9133	12/27/01	290000	1824	0	7	1989	4	115434	N	N	38121 252ND AV SE
1	062006	9055	11/20/02	300000	1860	0	7	1972	3	210394	Y	N	39002 191ST AV SE
1	082007	9101	3/8/02	325000	2040	0	7	1983	3	435600	Y	N	29609 SE 408TH ST
1	278132	0010	6/25/01	190000	2070	0	7	1973	3	15916	N	N	23734 SE 472ND ST
1	172006	9096	4/23/01	279950	2100	0	7	1966	3	166399	Y	N	19725 SE 416TH ST
1	152006	9067	7/11/01	280000	2160	0	7	1900	3	444312	Y	N	23103 SE 424TH ST
1	222006	9150	3/8/01	216500	2210	0	7	1952	4	91476	Y	N	43825 236TH AV SE
1	056150	0170	7/16/01	260000	2370	0	7	1994	3	38022	N	N	24631 SE 387TH ST
1	082007	9067	10/14/02	349950	2400	0	7	1983	3	170755	Y	N	41010 303RD AV SE
1	332007	9038	9/25/02	322000	2794	0	7	1981	3	364597	N	N	47802 323RD AV SE
1	052007	9091	2/7/01	385000	2900	0	7	1995	3	221284	Y	N	39801 306TH AV SE
1	312007	9091	7/18/02	475000	3130	0	7	1972	3	89733	N	N	29016 SE 477TH ST
1	292106	9100	3/19/02	447128	3420	0	7	2002	3	467834	N	N	36314 208TH AV SE
1	342106	9022	4/29/02	245000	1120	800	8	1972	4	162043	Y	N	23523 SE 380TH ST
1	342106	9067	8/10/01	244400	1150	1060	8	1978	4	217800	N	N	23827 SE 376TH ST
1	980450	0420	9/9/02	265000	1280	1190	8	1978	4	50123	Y	N	25604 SE 392ND ST
1	352106	9048	7/11/01	245000	1310	0	8	1988	3	40689	N	N	38208 244TH AV SE
1	605500	0160	9/13/02	293250	1350	1350	8	1969	4	35182	Y	N	27644 SE 401ST ST
1	312107	9026	4/1/02	430000	1510	1400	8	1998	3	429066	Y	N	37716 280TH PL SE
1	352106	9092	5/16/02	254500	1548	800	8	1983	3	45271	N	N	37824 244TH AV SE
1	022006	9092	3/5/02	264000	1550	890	8	1980	4	36903	Y	N	39603 258TH AV SE
1	162006	9046	7/17/01	249000	1570	0	8	1964	4	29600	Y	N	22707 SE 419TH ST
1	980450	0320	8/8/02	237500	1640	0	8	1979	4	66646	Y	N	25618 SE 390TH ST
1	980450	0220	7/30/01	256500	1660	450	8	1979	3	57234	Y	N	38842 258TH AV SE
1	721550	0110	2/27/01	248500	1660	1660	8	1969	4	98010	N	N	38124 274TH AV SE
1	122006	9088	2/14/01	252000	1690	570	8	1979	3	42750	N	N	27022 SE 403RD ST
1	980450	0020	7/11/01	269000	1700	1570	8	1973	3	47480	Y	N	39440 258TH AV SE

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1	342106	9084	9/4/01	299000	1740	520	8	1978	4	118267	N	N	38125 238TH AV SE
1	605500	0250	7/11/01	323000	1750	0	8	1981	5	36000	Y	N	27410 SE 402ND ST
1	022006	9109	4/23/02	242000	1750	0	8	1983	3	112384	Y	N	25021 SE 392ND ST
1	278133	0060	8/24/01	245500	1800	650	8	1977	4	17600	Y	N	47238 235TH AV SE
1	322106	9036	6/19/02	320000	1840	0	8	1968	3	208216	Y	N	38021 212TH AV SE
1	022006	9108	4/15/02	399000	1950	0	8	1999	3	319730	Y	N	25107 SE 392ND ST
1	278133	0070	5/23/02	270000	1960	390	8	1979	4	17520	Y	N	47230 235TH AV SE
1	980451	0060	11/21/02	308000	1970	0	8	1983	4	50541	Y	N	25723 SE 398TH ST
1	312106	9061	8/26/02	294775	2000	0	8	1968	4	24752	Y	N	38005 192ND AV SE
1	056150	0060	5/7/02	287400	2010	0	8	1992	3	37482	N	N	24800 SE 387TH ST
1	142250	0010	4/24/01	294000	2030	0	8	1974	4	74923	Y	N	40005 226TH AV SE
1	072006	9006	2/26/02	345000	2050	0	8	1980	3	200376	Y	N	40106 180TH AV SE
1	022006	9118	3/28/02	297500	2090	0	8	1986	3	80150	Y	N	39703 253RD AV SE
1	980451	0190	7/9/02	286950	2100	0	8	1983	3	28494	Y	N	25811 SE 396TH ST
1	342106	9085	3/22/01	335000	2110	0	8	1980	4	95832	N	N	38211 238TH AV SE
1	312106	9073	6/11/02	419000	2140	0	8	1996	3	209523	Y	N	37712 188TH AV SE
1	072007	9038	11/29/01	319000	2140	0	8	1963	4	289815	Y	N	41005 278TH AV SE
1	112006	9012	5/20/02	350000	2150	0	8	1988	3	222126	Y	N	24900 SE 416TH ST
1	082007	9059	7/23/01	529750	2180	1150	8	1989	3	435600	Y	N	41130 305TH AV SE
1	352106	9136	6/27/02	372000	2200	616	8	1990	3	60250	N	N	38215 252ND AV SE
1	322007	9036	5/14/02	323000	2210	1620	8	1991	3	61270	Y	N	29408 SE 472ND ST
1	072006	9072	10/9/02	401000	2260	0	8	1974	3	141570	Y	N	19102 SE 408TH ST
1	162006	9058	3/5/01	314450	2280	0	8	2001	3	29376	Y	N	22724 SE 419TH ST
1	042007	9032	8/21/01	355000	2350	0	8	1979	3	156816	Y	N	30821 SE 392ND ST
1	681770	0032	4/23/01	265000	2370	0	8	1989	3	18642	N	N	41425 212TH AV SE
1	352106	9132	5/30/01	375000	2390	1000	8	2000	3	48351	Y	N	38129 252ND AV SE
1	222006	9045	2/25/02	350000	2410	0	8	1978	4	104108	Y	N	23127 SE 436TH ST
1	980451	0070	3/25/02	298000	2410	0	8	1981	4	50409	Y	N	25733 SE 398TH ST
1	312106	9045	6/20/01	299900	2540	0	8	1980	3	88862	Y	N	37803 188TH AV SE
1	172006	9027	11/13/02	284500	2560	0	8	1976	3	105850	Y	N	42923 208TH AV SE

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1	012006	9086	7/23/02	454000	2580	0	8	1990	4	310147	Y	N	27019 SE 384TH ST
1	322106	9020	11/6/01	450000	2660	0	8	1989	3	388119	Y	N	38121 208TH AV SE
1	312007	9132	9/26/01	339950	2825	0	8	2000	3	36429	Y	N	47230 288TH AV SE
1	142006	9009	8/26/02	344000	2850	0	8	1991	3	381585	Y	N	24606 SE 424TH ST
1	605500	0210	3/6/01	304000	2950	0	8	1983	3	38408	Y	N	27407 SE 401ST ST
1	022006	9037	6/27/01	357000	3310	0	8	1956	5	216493	N	N	39523 252ND AV SE
1	342106	9024	11/28/01	352500	3360	0	8	1985	3	116740	N	N	23010 SE 380TH ST
1	172006	9012	9/3/02	545000	1616	1457	9	1973	4	425145	Y	N	20115 SE 424TH ST
1	605500	0460	10/12/01	339500	1740	1600	9	2000	3	37279	Y	N	27326 SE 403RD ST
1	352106	9142	2/23/01	340950	2260	0	9	1992	3	74297	N	N	36815 249TH AV SE
1	262106	9059	9/9/02	379500	2370	610	9	1991	3	210830	Y	N	35803 249TH AV SE
1	262106	9067	6/18/01	415000	2392	0	9	1992	3	206910	N	N	36429 249TH AV SE
1	022006	9088	2/27/02	400000	2410	0	9	1988	3	80150	Y	N	39715 253RD AV SE
1	172006	9099	10/9/01	317500	2410	0	9	1974	4	77536	Y	N	41625 207TH AV SE
1	605500	0410	1/2/01	395000	2550	600	9	1986	3	36750	Y	N	27327 SE 402ND ST
1	102006	9042	11/1/02	435000	2580	1790	9	1978	3	422967	Y	N	41025 236TH AV SE
1	012006	9033	6/13/02	535000	2640	2220	9	1975	3	159429	Y	N	38410 ENUMCLAW FRANKLIN RD SE
1	342106	9156	10/8/02	356100	2690	0	9	1994	3	47480	N	N	23721 SE 374TH ST
1	012006	9085	11/26/01	385000	2730	0	9	1991	3	370695	Y	Y	38611 264TH AV SE
1	222006	9029	7/25/02	333000	2760	0	9	1966	3	304920	Y	N	23420 SE 448TH ST
1	082006	9068	6/1/01	324500	2800	0	9	1975	4	98881	Y	N	20926 SE 416TH ST
1	132006	9239	10/10/01	395000	2900	0	9	1966	4	224334	Y	N	27124 SE 424TH ST
1	312007	9006	10/1/02	542000	3520	1410	9	1976	3	424274	Y	N	46424 276TH AV SE
1	061907	9016	6/18/01	669000	4400	0	9	1993	4	189050	N	N	28808 SE MUD MOUNTAIN RD
1	312007	9136	11/20/02	465600	4500	0	9	1989	3	269337	N	N	47006 276TH AV SE
1	605500	0420	3/11/02	410000	2890	980	10	1986	3	36664	Y	N	27307 SE 402ND ST
1	022006	9091	4/18/01	625000	3990	0	10	1994	3	174240	Y	N	25303 SE 394TH ST
1	681783	0020	3/11/02	670000	4622	0	10	2002	3	218166	N	N	25023 SE 367TH WY
9	410200	0095	10/30/01	175000	795	0	4	1954	5	36790	Y	Y	37240 W LAKE WALKER DR SE
9	410200	0115	1/3/01	175000	750	0	5	1959	4	41687	Y	Y	37210 W LAKE WALKER DR SE

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9	342107	9005	9/3/02	175000	890	0	5	1959	5	18815	Y	Y	37519 W LAKE WALKER DR SE
9	282107	9042	12/6/01	143000	920	0	5	1908	5	6555	N	N	35816 CUMBERLAND WY SE
9	082107	9019	4/26/01	146500	1100	0	5	1956	4	128066	N	N	31909 293RD AV SE
9	187140	0940	5/25/01	139950	1240	0	5	1912	5	24800	N	N	31107 SE 353RD ST
9	282107	9050	7/6/01	119999	810	0	6	1908	5	7778	N	N	31015 SE LAKE WALKER RD
9	342107	9070	2/6/01	149950	970	0	6	1971	4	45302	N	N	37305 W LAKE WALKER DR SE
9	800860	0010	12/13/01	250000	1370	0	6	1930	3	18602	Y	Y	30621 SE LAKE RETREAT NORTH DR
9	322107	9137	7/9/01	315000	1380	0	6	1949	4	416433	Y	N	37903 304TH WY SE
9	282107	9035	6/10/02	208000	1400	0	6	1910	4	84070	N	N	36115 SE LAKE WALKER RD
9	332107	9067	8/21/02	290000	1540	0	6	1950	5	211266	N	N	31905 SE LAKE WALKER RD
9	322107	9055	4/26/01	246000	1700	0	6	1998	3	93218	Y	N	38207 307TH AV SE
9	042107	9065	7/24/01	191500	910	0	7	1973	4	215622	N	N	29410 313TH AV SE
9	322107	9074	8/16/02	250000	1100	0	7	1972	4	181209	N	N	37210 VEAZIE -CUMBERLAND RD SE
9	282107	9062	3/28/01	214950	1100	550	7	1989	3	189050	N	N	31326 SE 360TH PL
9	042107	9147	5/14/01	221000	1210	0	7	1989	4	53143	N	N	32115 SE 293RD PL
9	042107	9148	8/10/01	166000	1220	0	7	1990	3	53143	N	N	32133 SE 293RD PL
9	292107	9023	10/30/02	262500	1250	580	7	1984	3	188614	N	N	30407 308TH AV SE
9	042107	9157	8/1/01	210000	1310	0	7	1988	4	44400	N	N	32109 SE 291ST ST
9	282107	9065	11/2/01	230000	1400	0	7	1946	4	91911	N	N	36117 VEAZIE -CUMBERLAND RD SE
9	187140	0165	4/24/02	184000	1420	0	7	1990	3	18000	N	N	35416 VEAZIE -CUMBERLAND RD SE
9	262207	9128	10/21/02	235000	1450	0	7	1987	3	74923	N	N	35015 SE 262ND ST
9	322207	9067	10/23/01	375000	1490	1290	7	1967	4	13560	Y	Y	30138 SE LAKE RETREAT SOUTH DR
9	187140	0195	10/25/01	185000	1514	0	7	1999	3	17450	N	N	35510 VEAZIE -CUMBERLAND RD SE
9	240880	0200	11/28/01	210500	1544	0	7	1978	4	99316	N	N	31616 SE 270TH ST
9	322207	9099	10/11/01	249950	1580	480	7	1975	4	86248	N	N	29728 SE KENT-KANGLEY RD
9	187140	0183	3/22/02	203000	1630	0	7	2002	3	9000	N	N	35506 VEAZIE -CUMBERLAND RD SE
9	042107	9140	7/17/02	270000	1640	0	7	1991	3	53578	N	N	29529 322ND AV SE
9	042107	9118	10/9/02	232500	1690	0	7	1991	3	39300	N	N	29720 322ND AV SE
9	322107	9049	5/29/02	275500	1770	0	7	1972	5	111078	N	N	38122 307TH AV SE
9	282207	9081	8/14/01	232000	1800	0	7	1988	3	54672	N	N	26924 314TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
9	322107	9047	8/28/01	295000	1990	0	7	1985	3	123274	N	N	30500 SE 384TH ST
9	405800	0040	4/15/02	320500	2370	0	7	1976	4	81600	N	N	28422 296TH AV SE
9	405800	0040	11/4/02	318000	2370	0	7	1976	4	81600	N	N	28422 296TH AV SE
9	322107	9159	1/7/02	280000	2410	0	7	1998	3	60210	N	N	29650 SE 370TH ST
9	322207	9158	3/26/01	265000	2480	0	7	1978	4	84506	N	N	28102 303RD AV SE
9	322207	9046	3/20/01	314900	2540	0	7	1966	3	31588	Y	Y	29733 SE LAKE RETREAT NORTH DR
9	282207	9047	3/28/02	260000	2620	0	7	1981	3	54797	N	N	27105 309TH AV SE
9	322107	9053	5/10/01	225000	1520	0	8	1982	3	107157	N	N	38217 VEAZIE -CUMBERLAND RD SE
9	322207	9122	8/9/01	300000	1720	400	8	1975	4	35138	Y	Y	30427 SE LAKE RETREAT NORTH DR
9	042107	9098	3/8/02	375000	1830	0	8	1980	4	213008	N	N	31727 SE 291ST ST
9	042107	9115	3/6/01	203000	1850	0	8	1992	3	39300	Y	N	29610 322ND AV SE
9	042107	9123	9/5/01	339000	2428	0	8	2001	3	48787	Y	N	32022 SE 291ST ST
9	240880	0130	10/23/01	325000	2510	0	8	1960	4	49658	N	N	31607 SE 270TH ST
9	032107	9071	8/21/02	310000	2570	0	8	2002	3	44866	N	N	33528 SE 301ST ST
9	102107	9015	4/8/02	324950	2330	0	9	1979	3	155944	Y	Y	31407 CUMBERLAND-KANASKAT RD SE
9	322207	9199	3/29/01	460000	2618	0	9	2000	3	229125	N	N	27230 304TH AV SE
9	102107	9119	5/15/01	350000	2700	0	9	1996	3	51400	N	N	30608 CUMBERLAND-KANASKAT RD SE
9	322207	9057	4/25/01	404500	2714	0	9	1999	3	13620	Y	Y	30126 SE LAKE RETREAT SOUTH DR
9	322207	9198	1/28/02	443500	2830	0	9	2001	3	187308	N	N	27216 304TH AV SE
9	322207	9200	3/1/01	469000	2973	0	9	2000	3	211266	N	N	27306 304TH AV SE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	000640	0009	12/27/01	369000	SEGREGATION AND OR MERGER
1	011906	9007	7/27/02	500000	OPEN SPACE DESIGNATION
1	012006	9044	8/8/02	365000	MULTIPLE IMPS
1	022006	9015	1/30/01	250000	DIAGNOSTIC OUTLIER
1	022006	9084	8/30/02	489000	OPEN SPACE DESIGNATION
1	022006	9098	4/24/02	300000	RELOCATION - SALE BY SERVICE
1	022006	9098	4/1/02	300000	RELOCATION - SALE TO SERVICE
1	022006	9119	1/26/01	125000	% COMPLETE
1	032006	9063	8/6/02	377500	DIAGNOSTIC OUTLIER
1	052006	9009	4/15/02	350000	OPEN SPACE DESIGNATION
1	052006	9017	3/28/01	2500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	052007	9016	11/14/02	375000	DIAGNOSTIC OUTLIER
1	052007	9024	6/1/01	448000	OPEN SPACE DESIGNATION
1	052007	9063	5/25/01	380000	DIAGNOSTIC OUTLIER
1	052007	9083	6/5/02	425000	DIAGNOSTIC OUTLIER
1	056150	0130	5/18/01	279950	RELOCATION - SALE BY SERVICE
1	056150	0130	1/25/01	279950	RELOCATION - SALE TO SERVICE
1	056150	0140	4/19/01	282000	FORCED SALE
1	056150	0150	7/10/01	304500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	056150	0150	6/18/01	304500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	061907	9059	4/1/02	500000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	062006	9019	8/28/01	462270	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	062006	9034	11/21/02	285000	MULTI-PARCEL SALE
1	062006	9034	11/21/02	289000	MULTI-PARCEL SALE
1	062007	9038	10/10/01	260234	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	062007	9045	11/7/01	235000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	072006	9003	7/22/02	190000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	072006	9019	4/18/02	260000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	072006	9035	11/22/02	360000	OPEN SPACE DESIGNATION
1	072006	9048	4/17/02	265000	UNFINISHED AREA
1	072007	9036	9/20/01	110000	% COMPLETE
1	072007	9042	11/27/01	5000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	082006	9017	9/19/01	225000	OPEN SPACE DESIGNATION
1	102006	9065	11/22/02	1150000	OPEN SPACE DESIGNATION
1	122006	9017	9/2/02	315000	% NET CONDITION
1	122006	9066	9/26/01	78922	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
1	142240	0130	3/15/02	340000	DIAGNOSTIC OUTLIER
1	142240	0160	8/10/01	305000	RELOCATION - SALE BY SERVICE
1	142240	0160	7/26/01	305000	RELOCATION - SALE TO SERVICE
1	152006	9006	8/27/01	53333	PARTIAL INTEREST (103, 102, Etc.)
1	152006	9006	8/27/01	53333	PARTIAL INTEREST (103, 102, Etc.); RELATED, ETC
1	152006	9033	5/3/01	293100	OPEN SPACE DESIGNATION
1	162006	9015	6/10/02	250000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	162006	9015	6/4/01	215519	EXEMPT FROM EXCISE TAX & OTHER

**Improved Sales Removed from this Annual Update Analysis**

**Area 40**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	162006	9041	2/14/01	185000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, ETC.
1	172006	9122	8/16/02	510000	DIAGNOSTIC OUTLIER
1	172006	9122	8/16/02	510000	DIAGNOSTIC OUTLIER
1	172006	9136	9/17/01	207500	% COMPLETE & OTHER
1	172006	9137	11/22/02	100000	DIAGNOSTIC OUTLIER
1	182006	9016	2/22/02	620000	OPEN SPACE DESIGNATION
1	182006	9049	9/13/02	250000	MULTI-PARCEL SALE
1	182006	9101	9/4/01	145000	% COMPLETE
1	192006	9033	6/15/01	195000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	202006	9004	3/28/01	487500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	222006	9010	2/8/01	163000	UNFINISHED AREA
1	222006	9029	4/5/02	330000	EXEMPT FROM EXCISE TAX
1	222006	9050	11/8/01	174950	BANKRUPTCY - RECEIVER OR TRUSTEE
1	222006	9050	5/30/02	181000	DIAGNOSTIC OUTLIER
1	222006	9073	1/31/02	196000	DIAGNOSTIC OUTLIER
1	222006	9134	1/10/02	140000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	222006	9183	12/26/01	89904	QUIT CLAIM DEED; RELATED PARTY, FRIEND, ETC.
1	222006	9190	1/4/02	105000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	262006	9127	10/1/02	180000	ESTATE SALE - BELOW MARKET
1	262006	9144	8/16/02	290000	OPEN SPACE DESIGNATION
1	262106	9036	3/10/01	11000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	262106	9054	3/10/01	3000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	272006	9011	6/1/01	258424	QUIT CLAIM DEED
1	272006	9024	5/6/02	565000	DIAGNOSTIC OUTLIER
1	272006	9048	5/7/02	240000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	272006	9071	5/15/02	262000	OPEN SPACE DESIGNATION
1	278130	0020	2/5/02	185000	OBSOLESCENCE
1	278131	0110	5/30/02	166000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	278132	0010	6/3/01	110000	QUIT CLAIM DEED
1	292006	9003	4/3/02	284082	OPEN SPACE DESIGNATION
1	302007	9016	10/26/01	279000	DIAGNOSTIC OUTLIER
1	302007	9018	4/12/01	395000	% COMPLETE & OPEN SPACE
1	312007	9063	3/8/01	310000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	312007	9113	2/4/02	380000	OPEN SPACE DESIGNATION
1	312107	9047	4/17/02	399500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	322106	9017	9/26/01	190000	PERSONAL MOBILE HOME
1	322106	9099	8/30/02	360000	DIAGNOSTIC OUTLIER
1	332007	9040	8/1/01	53000	% COMPLETE & OTHER
1	342006	9001	1/16/02	49093	PARTIAL INTEREST (103, 102, Etc.) & OTHERS
1	342106	9157	9/23/02	347450	DIAGNOSTIC OUTLIER
1	352106	9023	9/10/02	389000	% COMPLETE
1	352106	9154	12/26/01	93916	% COMPLETE
1	352106	9158	5/7/02	569000	DIAGNOSTIC OUTLIER
1	362006	9046	1/3/02	126000	DIAGNOSTIC OUTLIER

***Improved Sales Removed from this Annual Update Analysis***  
**Area 40**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	571140	0020	9/25/02	67335	DIAGNOSTIC OUTLIER
1	571140	0030	8/1/02	92750	OBSOLESCENCE
1	571140	0040	11/1/01	125000	QUESTIONABLE PER APPRAISAL
1	605500	0510	3/27/01	260000	DIAGNOSTIC OUTLIER
1	681770	0035	6/11/02	182000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	713580	0050	2/23/01	289000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	721550	0020	9/3/02	114326	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	732770	0080	11/26/02	600000	OPEN SPACE DESIGNATION
1	732770	0100	6/22/01	365000	OPEN SPACE DESIGNATION
1	941340	0030	10/11/02	12000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	941340	0055	7/16/01	134950	INCORRECT DATA AT TIME OF SALE
1	941340	0165	8/28/02	225000	DIAGNOSTIC OUTLIER
1	980450	0110	1/29/02	335000	UNFINISHED AREA
9	042107	9109	3/20/02	185000	MOBILE HOME
9	082107	9003	7/30/02	210000	OPEN SPACE DESIGNATION
9	187140	0045	12/27/01	142000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	187140	0045	9/25/01	100397	EXEMPT FROM EXCISE TAX
9	187140	0060	3/7/02	35000	BANKRUPTCY - RECEIVER OR TRUSTEE & OTHER
9	187140	0060	4/13/01	109988	EXEMPT FROM EXCISE TAX
9	187140	0182	8/7/02	205000	% COMPLETE
9	187140	0970	2/25/02	150000	RELATED PARTY, FRIEND, OR NEIGHBOR & OTHER
9	232207	9054	1/15/02	200000	OBSOLESCENCE
9	240880	0225	9/26/01	215000	DIAGNOSTIC OUTLIER
9	240880	0281	5/22/01	140000	OBSOLESCENCE & OTHER
9	262207	9032	4/30/01	112300	DIAGNOSTIC OUTLIER
9	262207	9152	9/24/01	274950	UNFINISHED AREA
9	282107	9096	5/21/02	177165	EXEMPT FROM EXCISE TAX
9	282107	9099	12/6/01	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	282207	9063	4/26/02	71099	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
9	282207	9090	2/1/02	209500	DIAGNOSTIC OUTLIER
9	312107	9030	1/31/02	371000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	322107	9021	4/23/02	235000	UNFINISHED AREA
9	322107	9088	2/15/02	260900	BANKRUPTCY - RECEIVER OR TRUSTEE
9	322207	9064	5/10/01	140000	ONLY SALE OF A GRADE 3 HOME
9	322207	9089	2/23/01	169000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	332107	9022	11/29/01	53500	DIAGNOSTIC OUTLIER
9	342107	9043	5/16/02	123950	BANKRUPTCY - RECEIVER OR TRUSTEE & OTHER
9	342107	9043	12/6/01	127500	EXEMPT FROM EXCISE TAX & OTHER
9	342207	9004	7/9/01	69777	PREVIOUS IMP <= 10K
9	342207	9023	3/7/01	140000	ONLY SALE OF A HOME IN FAIR CONDITION
9	410200	0065	5/13/02	170000	DIAGNOSTIC OUTLIER
9	422440	0280	1/19/01	150000	OBSOLESCENCE
9	800860	0075	8/22/01	30000	% NET CONDITION
9	800860	0080	8/22/01	30000	% NET CONDITION

**Vacant Sales Used in this Annual Update Analysis**  
**Area 40**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
1	032006	9085	10/05/01	138000	396396	Y	Y
1	042006	9076	09/06/02	220000	374180	Y	N
1	052006	9073	10/25/02	114000	436313	Y	N
1	052006	9073	01/26/01	110000	436313	Y	N
1	052007	9094	02/27/02	125000	229561	Y	N
1	061907	9057	07/05/02	78000	517492	Y	N
1	062006	9009	07/03/01	195000	688683	Y	N
1	072006	9054	04/15/02	135000	217800	Y	N
1	082007	9014	09/28/01	135000	217364	Y	N
1	122006	9020	05/21/02	325000	1677060	Y	N
1	152006	9005	10/28/02	150000	1005364	Y	N
1	162006	9050	06/17/02	74000	24000	Y	N
1	172006	9135	05/21/01	225000	217800	Y	N
1	182006	9003	04/03/02	285000	847677	Y	N
1	202006	9028	08/26/02	137500	187308	Y	N
1	222006	9200	10/16/02	110000	49658	Y	N
1	262106	9034	02/22/02	88000	108900	N	N
1	272006	9006	08/22/02	113000	210394	Y	N
1	342106	9072	11/16/01	77500	44866	N	N
1	352106	9022	09/03/02	79000	51400	N	N
1	352106	9026	08/13/02	85000	98000	N	N
1	352106	9033	08/13/02	120000	787881	N	N
1	352106	9074	05/22/02	160000	207345	N	N
1	352106	9120	04/18/02	130000	776687	N	N
1	352106	9159	09/18/02	89950	97139	N	N
1	352106	9160	09/30/02	89950	94961	N	N
1	681783	0070	03/25/02	164000	217800	N	N
1	980451	0080	10/29/02	82000	42971	Y	N
9	032107	9058	04/03/01	127500	594594	N	N
9	032107	9068	03/14/01	137700	321908	N	N
9	032107	9074	08/10/01	150500	642510	N	N
9	032107	9077	05/08/02	148000	307534	N	N
9	042107	9104	05/29/01	73500	59242	N	N
9	042107	9111	07/01/02	57000	226947	N	N
9	052107	9004	04/01/02	119500	427759	N	N
9	052107	9034	06/04/01	125000	377665	N	N
9	082107	9082	11/16/01	45000	94960	N	N
9	092107	9022	03/08/01	217800	860746	N	N
9	112107	9046	11/21/02	80000	341946	N	N
9	142107	9014	02/15/02	125000	871200	N	N
9	142107	9071	08/13/02	14000	46173	N	N
9	222107	9039	02/08/02	165000	848548	N	N
9	262207	9121	08/30/01	115000	222156	N	N
9	262207	9124	07/23/02	96200	216493	N	N
9	322107	9032	11/12/02	65000	72745	N	N
9	322207	9065	05/30/01	56000	9480	Y	Y

***Vacant Sales Used in this Annual Update Analysis***  
**Area 40**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
9	322207	9066	05/30/01	45000	6988	Y	Y
9	322207	9129	11/15/02	80000	55756	N	N
9	342107	9034	03/16/01	68000	47004	N	N
9	342207	9045	02/07/02	92000	98445	N	N
9	800860	0085	08/22/01	30000	9492	Y	Y

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 40**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	000640	0014	12/27/01	159000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	012006	9095	05/03/02	48000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	042006	9077	01/29/01	80000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	052006	9019	12/04/01	125000	QUIT CLAIM DEED
1	052006	9047	04/01/02	110000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	052006	9059	01/05/01	35000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	056150	0180	03/12/02	108000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	061907	9063	05/06/02	15750	QUESTIONABLE PER SALES IDENTIFICATION
1	061907	9092	03/08/02	78000	NON-REPRESENTATIVE SALE
1	082007	9019	03/12/02	10000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	092006	9010	09/10/02	137500	DIAGNOSTIC OUTLIER
1	092006	9038	07/05/01	110000	BANKRUPTCY - RECEIVER OR TRUSTEE;& OTHER
1	092006	9123	02/04/02	105000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	122006	9004	02/04/02	300000	NO MARKET EXPOSURE
1	122006	9006	09/10/01	45000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	172006	9090	07/11/01	320000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	172006	9117	03/25/02	145000	IMP. CHARACTERICS CHANGED SINCE SALE
1	172007	9020	03/12/02	5000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	182006	9079	05/14/01	140000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	212006	9070	11/12/02	20000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	272006	9077	06/06/01	108903	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	272006	9077	05/11/01	107693	EXEMPT FROM EXCISE TAX
1	272006	9077	12/27/01	150000	DIAGNOSTIC OUTLIER
1	282006	9049	04/03/01	75200	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	282106	9022	06/27/02	180000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	312007	9019	09/17/02	37920	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	312007	9075	01/23/02	57000	NON-REPRESENTATIVE SALE
1	342006	9045	03/21/02	235000	GOVT. SALE, TEAR DOWN; AND OTHER WARNINGS
1	342006	9049	06/22/01	30000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	352106	9023	03/04/02	88000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	605500	0020	04/26/01	85000	DIAGNOSTIC OUTLIER
1	681770	0030	03/30/01	58500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	681783	0040	07/02/02	41667	QUIT CLAIM DEED; RELATED PARTY & OTHER
1	681783	0050	09/24/02	41667	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	681783	0070	03/25/02	41675	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
1	681783	0080	02/07/01	115000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	012107	9001	09/21/01	4615000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	032107	9001	05/08/02	106465	DIAGNOSTIC OUTLIER
9	032107	9071	01/09/02	79555	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	042107	9037	10/04/02	305000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	042107	9111	03/22/01	24500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY ETC.
9	042107	9184	08/22/01	12000	QUIT CLAIM DEED
9	052107	9030	01/05/01	128000	DIAGNOSTIC OUTLIER
9	082107	9037	08/05/02	16500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	102107	9137	07/26/01	22500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	112107	9039	11/14/02	200000	DIAGNOSTIC OUTLIER

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 40**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
9	112107	9044	11/14/02	115000	DIAGNOSTIC OUTLIER
9	142107	9026	06/28/01	10000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	142107	9051	08/27/02	10000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	187140	0375	07/31/02	6500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	192107	9057	04/30/01	390000	GOVERNMENT AGENCY;
9	202107	9021	04/19/01	47500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	282107	9058	06/17/02	75000	DIAGNOSTIC OUTLIER
9	322207	9017	03/15/02	48000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	322207	9167	10/16/01	180000	DIAGNOSTIC OUTLIER
9	322207	9198	01/25/01	78000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
9	342107	9067	02/21/02	44000	DIAGNOSTIC OUTLIER
9	342107	9071	10/01/01	17500	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	410200	0090	10/30/01	17000	SALE AV RATIO <.25 OR >1.75 PER DOR RULE
9	422440	0052	11/06/02	50000	DIAGNOSTIC OUTLIER